TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R32562



	Property	Information
--	-----------------	-------------

property address:

3211 S TEXAS AVE

legal description:

MEADOWBROOK, LOT 1, PT OF 2

owner name/address: BEAL, MICHAEL M ETAL

404 UNIVERSITY DR E

STE H

SILI	
COLLEGE STATION, TX 77840-1	
full business name: United Profing; Renue	Leling; Dispute Resolution Centra
land use category:	type of business: Office Udg.
current zoning: <u>C2</u>	occupancy status:
lot area (square feet): 1/625	frontage along Texas Avenue (feet):
lot depth (feet):	sq. footage of building: 3,524
property conforms to: \Box min. lot area standards \Box	min. lot depth standards \qed min. lot width standards
Torrange	
Improvements	- 10
# of buildings: building height (feet): _	
type of buildings (specify): (A) Dod	
F i	
building/site condition:	
	uyes Ino (if no, specify) 155 than 25'
back true TX.	
approximate construction date: accessible to the	e public: 🕱 yes 🗆 no
possible historic resource: □ yes 📜 no sidewa	lks along Texas Avenue: □ yes Þ¢no
other improvements: yesy no (specify)	
	(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs	
x(yes □ no	□ dilapidated □ abandoned ▼ in-use
# of signs: type/material of sign: \bigsign \tag{7}	M i Wood
overall condition (specify): Opsid	
removal of any dilapidated signs suggested? ves	no (specify)
Off-street Parking	
improved: yes ono parking spaces striped:	xes □ no # of available off-street spaces: □
lot type: asphalt concrete other	
space sizes: $\cancel{8} \times \cancel{8}$ suffice	cient off-street parking for existing land use: yes no
overall condition: Fair	
end islands or bay dividers:	landscaped islands: □ yes 🐧 no

Curb Cuts on Texas Avenue
how many: curb types: standard curbs _ curb ramps _ curb cut closure(s) suggested? _ yes _ tho
if yes, which ones:
meet adjacent separation requirements: yes pho meet opposite separation requirements: yes pho
Landscaping
□ yes no (if none is present) is there room for landscaping on the property? □ yes no
comments:
Outside Storage
gyes no (specify)(Type of merchandise/material/equipment stored)
(Type of merchandise/material/equipment stored)
dumpsters present: yes no are dumpsters enclosed: yes no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: yes pro
Other Comments:
dres not net nin la D. W Stads